

HERITAGE COMMISSION
Meeting Minutes
August 1, 2019

The Heritage Commission held its regular monthly meeting at Council Chambers, 41 Green Street, Concord, New Hampshire, on Thursday, August 1, 2019.

Attendees: Present at the meeting were Vice-Chair Jim Spain, Councilor Allan Herschlag, Members Carol Durgy Brooks, Bryant Tolles, Rich Woodfin, and Alternate Mike Dunn. Chair Richard Jaques arrived at 4:48.

Absent: Bob Johnson, Alternate Sarah Galligan

Staff: Heather Shank, City Planner
Lisa Fellows-Weaver, Administrative Specialist

1. Call to Order and Seating of Alternates

Vice-Chairman Spain called the meeting to order at 4:38 p.m. and announced that Alternate member Mr. Dunn would be seated for Mr. Johnson.

2. Approval of Minutes

Mr. Woodfin moved to approve the minutes of June 11, and July 11, 2019 as written. Ms. Brooks seconded the motion. The motion passed unanimously.

3. New Business – None

4. Demolition Review Committee – Bob Johnson

This item was moved to later in the meeting.

5. Heritage Sign Program – Carol Brooks

This item was moved to later in the meeting.

6. Old Business

c. Abbott Village, 382 North State Street

Developer Jason Garland, Attorney Elizabeth Nolin of Alfono Law Office representing The Developer, and Preservation Specialist Stephen Bedard were present.

Ms. Shank explained that the applicants are present to provide an update to the Commission. The Planning Board may ask the Heritage Commission for comments or recommendations at a later date but this is an informational session only.

Atty. Nolin explained that she, together with Mr. Garland, and Mr. Bedard met with Planning, and Code staff from the City of Concord to discuss future plans for the structures located at 382 North State Street. They are present to provide a summary of that meeting and of the report prepared by Mr. Bedard.

Atty. Nolin stated that an assessment report was prepared by Stephen Bedard of Bedard Preservation & Restoration, LLC. In that report, Mr. Bedard came to the conclusion that the main house and carriage shed/barn were salvageable structures that could be improved by the developer; however, he concluded that the ell was beyond repair and should be demolished.

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Mr. Bedard explained that the roof is leaking; however, is salvageable, the ell is deteriorating and he recommended that it be torn down. He stated that the barn is also salvageable and he suggested a new roof be installed at the time of the agreement. To facilitate repairs, Mr. Bedard made a recommendation to the property owner to subdivide and split off the house with a half-acre of land to a buyer that wants to rehabilitate the interior of the structures.

Mr. Garland stated that they intend to restore the roof and exterior of the house at this time, with the exception of the ell. They intend to replace the roof of the main house and repair or replace the siding. Councilor Herschlag thanked the applicants for coming before the Commission. He noted that the original plan was for four condo units. Mr. Garland replied that the house was addressed as a single condo unit; the number of units it could become was not specified. It was not treated any different than any other of the condo units. He added that the original approval stated only that the exterior and roof were to be restored. Councilor Herschlag asked what guarantees the City would have if there were a separation of the house, that the house would be restored and maintained. Mr. Garland replied that he would undertake the renovations and restoration of the roof and exterior himself. He stated that the City would have the same assurance that they had in accordance with the original approval. Atty. Nolin stated that the subdivision concept is not what they are proposing at this time; they are still including the Abbott House as a part of the current condo unit today.

Ms. Brooks stated that if this is a separate condo unit, the assumption of the original approval was that the applicant would need to obtain a certificate of occupancy (CO) for it, and meet all codes for livability. She stated that the applicant should restore the house to the degree that a CO could be obtained, regardless of the end use. Councilor Herschlag agreed. Ms. Shank stated that the applicant still needs to make a proposal to the Planning Board, and that staff is not under the assumption that the summary report to the Commission is representative of their complete proposal. She also noted that Staff had discussed with the applicant the possibility of providing a financial surety to ensure restoration. Councilor Herschlag asked who will determine what degree of completion is acceptable. Ms. Shank stated that it would be up to the Planning Board.

Councilor Herschlag stated that the current condition of the property is because of neglect. There were no signs of water damage 15 years ago as the roof was not leaking. He feels that the ell should be replaced and replicated in accordance with the applicable era.

Mr. Bedard gave a general overview of the interior of the entire building explaining that the house is from the 18th century. It has a gable roof from the mid 1800's that is raised and modified, a butterfly roof system. The third floor was never finished. There is wainscoting throughout the front stairway that is detailed and in good condition. Most of the plaster is intact along with the doors and hardware throughout the building. The chimney has been modified. There is a half foundation that is clean. Most of the original flooring and windows are in reasonable condition and do not need to be replaced. The overall size is approximately 3,200 sf. Mr. Spain noted that there has been a crew on site for the past two weeks. Mr.

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Garland stated that they are doing temporary fixes to secure leaks and have cleared vegetation from around the structures.

Atty. Nolin thanked the Commission for their time.

Councilor Herschlag stated that he does not feel that only replacing the roof and restoring the exterior meets the spirit and intent of the Planning Board conditions of approval. Mr. Woodfin agreed. Ms. Brooks stated that Mr. Bedard is using an economic argument to determine whether the ell could be saved. She noted that the ell could and should be restored since its condition is a product of the applicant's neglect. Ms. Shank noted that the type of assessment Mr. Bedard was hired to do is always based on an economic argument, since anything can be restored or reconstructed if cost is not an issue.

Ms. Shank stated that the applicant is not proposing anything at this time; however, they will be coming to the Planning Board with a proposal in the future. It is her understanding that they are working on repairs to the roof and the exterior at this time in anticipation of requesting COs, but that there are also additional building permits that they need as well as approval by the Planning Board to move ahead. Mr. Woodfin stated that he would like to see the building saved now and the ell be addressed at a time, back to the original status of 2006. Ms. Brooks commented that the original approval required that the entire house and barn be restored, and to give away the ell is giving away the leverage of that condition. Mr. Woodfin asked if the ell should just be replaced. Ms. Brooks stated that they should either renovate the ell or replace it.

Councilor Herschlag made a motion, second by Ms. Brooks, to add the Heritage Commission minutes relative to the Abbott House to the Planning Board agenda as an information item. The motion passed unanimously.

4. Demolition Review Committee

Mr. Jaques reported that the tannery office buildings on Canal Street were demolished. He was able to get some pictures prior to the demolition.

5. Heritage Sign Program – Carol Brooks

Ms. Brooks stated that no new sign applications were received in July.

Ms. Brooks asked about the status of the Commission's website with regard to getting the approved Heritage Sign applications online. Ms. Shank provided an update noting that there has been some progress with the design of the documents to be linked.

6. Old Business – *Continued*

a. Sewall's Falls MoU – Ms. Shank stated that Ms. Durfee-Hengen may return in October to provide an update.

b. East Concord Marker

Ms. Shank provided a picture of a mock-up of the proposed sign showing the general shape and size of the sign and the text. She also shared a picture of the piece of granite the sign is intended to go on.

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c. **Abbott Village** – previously addressed

d. **Demolition Delay Ordinance**

Ms. Brooks suggested another meeting for the end of September. Dates will be determined at the September 5 meeting.

e. **Historic Photo Repository**

Mr. Woodfin stated that there is nothing new to report.

f. **Monuments & Granite Markers – Jim Spain**

Mr. Spain stated that he is continuing with this project.

7. Any other business to come before the Commission

Next meeting is September 5, 2019. Everyone present indicated that they should be able to attend, with the possible exception of Ms. Brooks.

Adjournment

There being no further business to come before the Commission, Mr. Woodfin motioned to adjourn the meeting at 5:50 p.m. Councilor Herschlag seconded the motion. The motion passed unanimously.

Respectfully Submitted,
Lisa Fellows-Weaver
Administrative Specialist